008.A	0001	0006.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	214,500	/	214,500
USE VALUE:	214,500	/	214,500
ASSESSED:	214,500	/	214,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #: 6

Owner 1:	DAUM ROSLYN G
Owner 2:	
Owner 3:	
Street 1:	960 WALTHAM ST
Street 2:	APT 366
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	O DONNELL JAMES MICHAEL -
Owner 2:	-
Street 1:	1 BELKNAP ST UNIT 6
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Exterior and 362 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	213,800	700		214,500
Total Card	0.000	213,800	700		214,500
Total Parcel	0.000	213,800	700		214,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 592.54 | /Parcel: 592.5

Legal Description

User Acct	271251
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 008.A-0001-0006.0

!15162!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	198,400	700	.		199,100	199,100	Year End Roll	12/18/2019
2019	102	FV	178,700	700	.		179,400	179,400	Year End Roll	1/3/2019
2018	102	FV	148,800	700	.		149,500	149,500	Year End Roll	12/20/2017
2017	102	FV	138,800	700	.		139,500	139,500	Year End Roll	1/3/2017
2016	102	FV	138,800	700	.		139,500	139,500	Year End	1/4/2016
2015	102	FV	131,200	700	.		131,900	131,900	Year End Roll	12/11/2014
2014	102	FV	120,000	700	.		120,700	120,700	Year End Roll	12/16/2013
2013	102	FV	120,000	700	.		120,700	120,700		12/13/2012

PRINT

Date	Time
12/11/20	04:54:48

LAST REV

Date	Time
12/07/20	10:52:50
jorourke	

USER DEFINED

Prior Id # 1:	6987
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15162

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O DONNELL JAMES	58689-80		3/15/2012		140,000	No	No		
HAZELTON STACY	47634-469		6/15/2006		155,000	No	No		
CACCIOLA EDWARD	46182-370		9/29/2005		137,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2005	955	Redo Kit	2,500			G7	GR FY07	REDO KIT & INSTALL

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2020	Mail Update	JO	Jenny O
7/19/2018	Measured	DGM	D Mann
6/15/2012	MLS	EMK	Ellen K
3/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7715													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	6 - Slab
Frame:	3 - Concrete
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	3 - 3rd Floor
% Own:	12.500000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.8	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	2.15745854
Const Adj.:	0.96418488
Adj $ / SQ:	665.660
Other Features:	32000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300266
Depreciation:	86477
Depreciated Total:	213789

COMMENTS

ALL UNITS ARE STUFDIOS W/FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	732.23
Special Features:	0	Val/Su Net:	590.61
Final Total:	213800	Val/Su SzAd	590.61

SKETCH

UnSketched SubAreas:
GLA: 362,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	362	665.660	240,969

Net Sketched Area:	362			Total:	240,969
Size Ad	362	Gross Are	362	FinArea	362

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 008.A-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	225	A	AV	1985	4.00	T	27.2	102			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700

IMAGE

AssessPro Patriot Properties, Inc